

Cloncurry Shire Council

38-46 Daintree Street
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Cloncurry QLD 4824
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Our ref: DI&E:LT – TP14/23

25 September 2023

Arid to Oasis Solutions Pty Ltd
T/a Auzscot Constrictions
PO Box 377
CLONCURRENCY QLD 4824
Email: katie@auzscotconstructions.com.au

Dear Katie

REFERRAL AGENCY RESPONSE — SITING DISPENSATION – 7 GOLD COURT (CUL-DE-SAC) ALSO KNOWN AS LOT 9 ON SP334257, CLONCURRENCY, APPROVAL (WITH CONDITIONS)
(Given under section *under section 63(2) of the Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council on 8 September 2023.

This application was approved in full, with conditions, under Delegated Authority of the Chief Executive Officer.

Applicant details

Applicant name:	Arid to Oasis Solutions Pty Ltd T/a Auzscot Constrictions
Applicant contact details:	Katie Robb C/-PO Box 377 CLONCURRENCY QLD 4824

Application details

Application number:	TP14/23
Approval sought:	Development Permit
Nature of development proposed:	Referral Agency for Building Work – Referral Response
Details of proposed development:	Required siting of a permanent structure, being a dwelling house less than 6m a road boundary
Category of assessment	Code Assessment

Location details

Street address:	7 Gold Court
Real property description:	Lot 9 on SP334257
Local government area	Cloncurry Shire

Decision

Date of decision: 19 September 2023

Details of the approval

Development permit Referral Agency for Building Work – Referral Response

RESOLUTION 287.2023

Moved: Cr Greg Campbell

Seconded: Cr Sam Daniels

That the Development application TP14/23 seeking approval for Siting Dispensation for a permanent structure, being a residential dwelling less than 6m from the road boundary, at 7 Gold Court (cul-de-sac) also known as Lot 9 on SP334257, be approved subject to the conditions set out in the Conditions of Approval.

In Favour: Cr Greg Campbell, Cr Sam Daniels, Cr Vicky Campbell, Cr Nathan Keyes

Against: None

Ineligible: None

CARRIED

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Building Approval
2. Plumbing Approval

Properly made submissions

Not applicable—No part of the application required public notification.

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions is attached.

Currency period for the approval

Pursuant to section 54 (4) of the *Planning Act 2016*, you will not be required to refer your building work application on to Council for any additional Referral Agency Response if:

- (a) You submit this referral agency response in its entirety, including all referenced plans and documents, when making the application to the Assessment Manager;
- (b) There are no changes to the proposal that was presented to Council with this referral; and
- (c) The development application to the Assessment Manager is made within 24 months of the date of this referral agency response.


Approved plans, specifications and drawings

A copy of the following plans is enclosed.

Plan Name	Plan No.	Revision No.	Plan/Revision Date
Colour & Materials			
Site Plan	PD01	3	30.06.2023
Floor Plan	PD02	3	30.06.2023
Elevations	PD03	3	30.06.2023
Elevations	PD04	3	30.06.2023
Electrical Plan	PD05	3	30.06.2023
3D Perspectives	PD06	3	30.06.2023

Should you have any questions or concerns in respect of this matter please contact Council's Senior Town Planner, Larinda Turrell at this office.

Yours faithfully



Philip Keirle
Chief Executive Officer

Encl: Attachment 1 - Conditions of Approval
Attachment 2 - Statement of Reasons
Attachment 3 - Appeal provisions
Attachment 4 - Approved plan

ATTACHMENT 1 – CONDITIONS OF APPROVAL

NATURE OF DECISION			
<p>A This approval is subject to the following conditions, the facts set out in the application and all relevant Council provisions of the <i>Cloncurry Shire Planning Scheme 2016</i> and the provision of the <i>Planning Regulation 2017</i> for design and siting (Schedule 9, Part 3, Division 2, Table 3).</p>			
GENERAL			
1. Site Layout			
(a) The development must generally comply with the approved proposal plans and design drawings as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.			
Plan Name	Plan No.	Revision No.	Plan/Revision Date
Colour & Materials			
Site Plan	PD01	3	30.06.2023
Floor Plan	PD02	3	30.06.2023
Elevations	PD03	3	30.06.2023
Elevations	PD04	3	30.06.2023
Electrical Plan	PD05	3	30.06.2023
3D Perspectives	PD06	3	30.06.2023
2. Compliance with conditions			
(a) All conditions must be complied with prior to the commencement of the use, unless specified in an individual condition.			
(b) The conditions of this development approval are to be read in conjunction with the approved plans /drawings/ documents at all times. Where a conflict occurs between the conditions of this approval and the approved plans / documents, the conditions of this development approval shall prevail.			
3. Currency Period			
This Referral Agency Response in its entirety, including all referenced plans and documents, must be submitted with a building application to the relevant Assessment Manger within two (2) years of the date of this Referral Agency Response.			
4. Lawful Point of Discharge			
(a) Ensure water run-off from the roof of the type of structure is directed into own property and does not cause ponding or a nuisance to adjoining properties;			
(b) Where retain walls, fences, buildings or other barriers which would cause a damaging effect and produce a concentrated flow at an outfall are constructed, a Stormwater Disposal System is to be installed to the structure to pipe all water run-off from the structure to the kerb.			
(c) The system shall be of a design and capacity sufficient to discharge all run-off to the kerb without causing nuisance to adjoining properties.			
5. Building works			
(a) The proposed structure requires a development permit for building works.			
(b) The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier.			
6. Damage to Infrastructure			
(a) If any part of Council's existing water, channel and kerbing, or road infrastructure is damaged as a result of constitution activities occurring on the site associated with the proposed structure, including but not limited to, mobilisation of heavy machinery and equipment, the owner/applicant must notify Council immediately of the affected infrastructure and have it repaired or replace by Council at the owner/applicants cost.			
(b) The applicant/owner is to be aware that, in granting this approval, Council has not taken into account the location of the subject private property's internal house drainage; this is the applicant/owner's responsibility.			

7. The applicant/owner is to be aware that, in granting this approval, Council has not taken into account the location of the subject private property's internal house drainage; this is the applicant/owner's responsibility;

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 3 - STATEMENT OF REASONS – TP14/23

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with section 63(5) of the *Planning Act 2016*

Development application TP14/23 was received from Arid to Oasis Solutions Pty Ltd T/a Auzscot Constructions on behalf of Cloncurry Shire Council requesting siting of a permanent structure, being a residential dwelling, for 7 Gold Court, Cloncurry, requesting siting less than 6m from the road boundary, for residential purposes.

On the 19 September 2023, the above development application was approved in full, with conditions.

Reasons for the decision

The proposed is a permanent structure, being a dwelling house.

The extent of non-compliance with the minimum setback of 3.3m is assessed as being unlikely to impact on the adjoining property in terms of amenity and privacy.

Subject to the imposition of the development conditions contained within the Decision Notice, the development can comply with the following applicable Assessment Benchmarks against which the application was required to be assessed.

1. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Queensland Development Code: P2 Buildings and structures – (a) provide adequate daylight and ventilation to <i>habitable</i> rooms; and (b) allow adequate light and ventilation to <i>habitable</i> rooms of <i>buildings</i> on adjoining <i>lots</i> . (c) do not adversely impact on the amenity and privacy of residents on adjoining <i>lots</i> .	The proposed dwelling house is not considered to impact on access to natural light, sunlight and does not create overbearing development for the adjoining dwelling house nor their open space and does not impact on the amenity and privacy.

Attachment 4

Approved Plans



auzscot
CONSTRUCTIONS

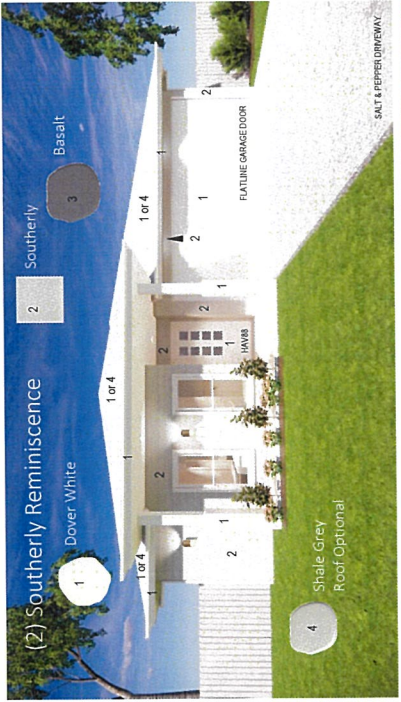
PROJECT:
PROPOSED NEW RESIDENCES
OWNER:
ARID TO OASIS SOLUTIONS PTY LTD T/A
AUZSCOT CONSTRUCTIONS
LOCATION:
LOT 9 ROAD 1 (NAME TBC), CLONCURRY

COLOUR & MATERIAL SELECTION - CLIENT APPROVAL

PLEASE COMPLETE BELOW IF YOU HAVE READ & APPROVE OF THESE COLOURS & MATERIALS AS FINAL SELECTIONS.

- OPTION (PLEASE TICK):
- 1 PAINTED
 - 2 STAINED
 - 3 CLEAR
 - 4 ROOF: WHITE
 - 5 ROOF: SHALE GREY

NAME:
SIGNATURE:
DATE:



DESCRIPTION	COLOUR / PRODUCT DETAILS
ROOF SHEETING	PAINT COLOUR: REFER TO FACADE OPTIONS.
GARAGE WALL	PAINT COLOUR: REFER TO FACADE OPTIONS. GLOSS FINISH.
WALL CLADDING	PRODUCT: JAMES HARDIE LINEA WEATHERBOARD 1800mm. PAINT COLOUR: REFER TO FACADE OPTIONS. LOW SHEEN FINISH.
WINDOW/DOOR ARCHITRAVES	PROFILE: 65&M2 PRE-PRIMED ARCHITRAVE AROUND FRONT WINDOW, DOOR TBC BY BUILDER. PAINT COLOUR: DULUX SNOOPY MOUNTAIN QUARTER GLOSS FINISH.
SIDE & REAR WALLS	PAINT COLOUR: TBC BY BUILDER. SUGGEST COLORBOND DOVER WHITE GLOSS FINISH.
FASCIA	PAINT COLOUR: REFER TO FACADE OPTIONS. GLOSS FINISH.
GUTTER	PAINT COLOUR: REFER TO FACADE OPTIONS. GLOSS FINISH.
BARGE CAPPING / FLASHINGS	PAINT COLOUR: REFER TO FACADE OPTIONS. GLOSS FINISH.
PORCH TILE	SUPPLIER: NO TILE STYLES TILE: WINTON WHITE, 450x450 GROUT: MAE110
DOWNPIPES	VERTICALS & BASE TO MATCH WALL COLOUR. PAINT COLOUR: TO MATCH WALL COLOUR. DROOPER AT FASCIA TO GLOSS FINISH. PAINT COLOUR: TO MATCH FASCIA COLOUR, GLOSS FINISH.
COLUMNS	FINISH: 150x150 SHS STEEL POST. PAINT COLOUR: COLORBOND DOVER WHITE GLOSS FINISH. DRESS BOTTOM OF COLUMN WITH FEATURE SHOE.
GARAGE DOOR	STYLE: FLATLINE PAINT COLOUR: REFER TO FACADE OPTIONS.
ENTRY DOOR	PRODUCT: HIKES DOORS & TIMBERS STYLE: HIKES SIZE: CUSTOM - 2400H x 1200W GLASS: CLEAR PAINT COLOUR: REFER TO FACADE OPTIONS. LOW SHEEN FINISH. or STAINED CLEAR

THESE TWO IMAGES ARE NOT OF THE ACTUAL DOOR. REPRESENTATION OF DOOR FINISH ONLY.

PAINTING CONDITIONS AND PROCEDURES:
THESE PAINT SPECS ARE TO BE USED AS A TRICE INDICATORS OF FINAL SELECTIONS AS APPROVED BY THE CLIENT. HOWEVER, SAMPLES OF PAINTED AREA (AT LEAST 8x800mm), GROWN TWO COATS AND TO BE CONFIRMED AFTER VIEWING SWATCHES IN THE MORNING, AFTERNOON AND NIGHT. NOTE THIS PROCEDURE CANNOT BE GUARANTEED NOR HELD AGAINST THIS PROJECT BUILDER.
MY DRAFTING CENTRE & AUZSCOT CONSTRUCTIONS HOLDS NO RESPONSIBILITIES AGAINST THESE FINAL COLOURS & MATERIALS WHICH MAY CAUSE ANY MAINTENANCE COSTS, EXPENSES OR MISINTERPRETATIONS OF SELECTIONS AFTER SIGNING THIS DOCUMENT.

Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 19 SEP 2023
T.P. 14 / 23



ARTIST IMPRESSION FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE TOTALLY RELIED UPON FOR THE FINAL OUTCOME OF THE DESIGN OF FINISHES.
PRINT VERSION & SCREEN RESOLUTION MAY VARY THE ACTUAL COLOUR PALETTE. HOWEVER, SCREEN VIEWING TAKES PRECEDENCE OVER PRINT. INDEPENDENT ASSESSMENT OF FINISHES (EG. COLOURS) IS ADVISED.

DRAWING SCHEDULE

SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
PD00	COVER PAGE	3	12.07.2023
PD01	SITE PLAN	3	12.07.2023
PD02	FLOOR PLAN	3	12.07.2023
PD03	ELEVATIONS	3	12.07.2023
PD04	ELEVATIONS	3	12.07.2023
PD05	ELECTRICAL PLAN	3	12.07.2023
PD06	3D PERSPECTIVES	3	12.07.2023

GENERAL NOTES

CARPENTER TO PROVIDE NOGGIN TO LOCATION OF FIXTURES ON WALL. REFER TO LAYOUTS FOR LOCATION.

DO NOT POUR SLAB UNTIL POWER AND WATER HAS BEEN LAID UNDER SLAB TO ISLAND BENCH IN KITCHEN.

DOWNPIPES

REFER TO BUILDERS SPECIFICATION - 300,000 SPLASHPADS or STORMWATER CONNECTION.

INTERNAL DOORS

HEIGHT TO BE CONFIRMED BY CLIENT AND BUILDERS SPEC.

ROOF / TRUSS LAYOUT

REFER TO CONTRACTED TRUSS MANUFACTURERS REPORT TO CONFIRM TRUSS CONFIGURATION AND LOAD TABLES.

JOINERY, FIXTURES, FITTINGS, WASTES

ALL FIXTURES, FITTINGS AND WASTES INCLUDING CABINETRY SHOWN ON THIS PLAN IS INDICATIVE ONLY. THE FINAL DESIGN AND SELECTION SHALL BE DETERMINED BY THE BUILDERS P.C. ALLOWANCE SHOWN IN THE BUILDERS CONTRACT. CONTRACTORS DRAWINGS TAKE PRECEDENCE OVER THIS DOCUMENTATION.

AIR CONDITIONERS

VERIFY AIR CONDITIONER SIZES AND LOCATIONS PRIOR TO COMMENCEMENT OF WORK. ALL UNITS ARE INDICATIVE ONLY. TERMINATE TREATMENT.

ALL NEW PRIMARY BUILDING ELEMENTS ARE TO BE TERMITE TREATED.

VERMIN

SEAL ALL SPACES TO PREVENT THE ENTRY OF VERMIN.

REFER TO GENERAL NOTES PAGE IN CONJUNCTION WITH THIS PROJECT.

LEGEND

BH7 2440 HIGH BULKHEAD TO CEILING, 700 DEEP.

CLAD CLADDING - REFER TO ELEVATIONS & BUILDERS SPEC.

VJ VERTICAL JOINT 'V' GROOVE GLADDING.

JOIN. JOINERY BY OTHERS - OWNERS SELECTION.

fr FROGE.

dw DISHWASHER.

wm WASHING MACHINE.

ct-gas COOKTOP - GAS.

wv WALL OVEN / AM TOWER.

ra RANGEROOD.

ba BATH TUB.

shr SHOWER.

t TUB / TUB UNIT.

tr TOWEL RAIL.

hc HOSE COOK.

BR BROOM SPACE.

VB VANITY BASIN.

VP VINYL PLANKING.

MSB MAIN SWITCH BOARD.

X SLIDING PART OF WINDOW / DOOR.

O FIXED PART OF WINDOW / DOOR.

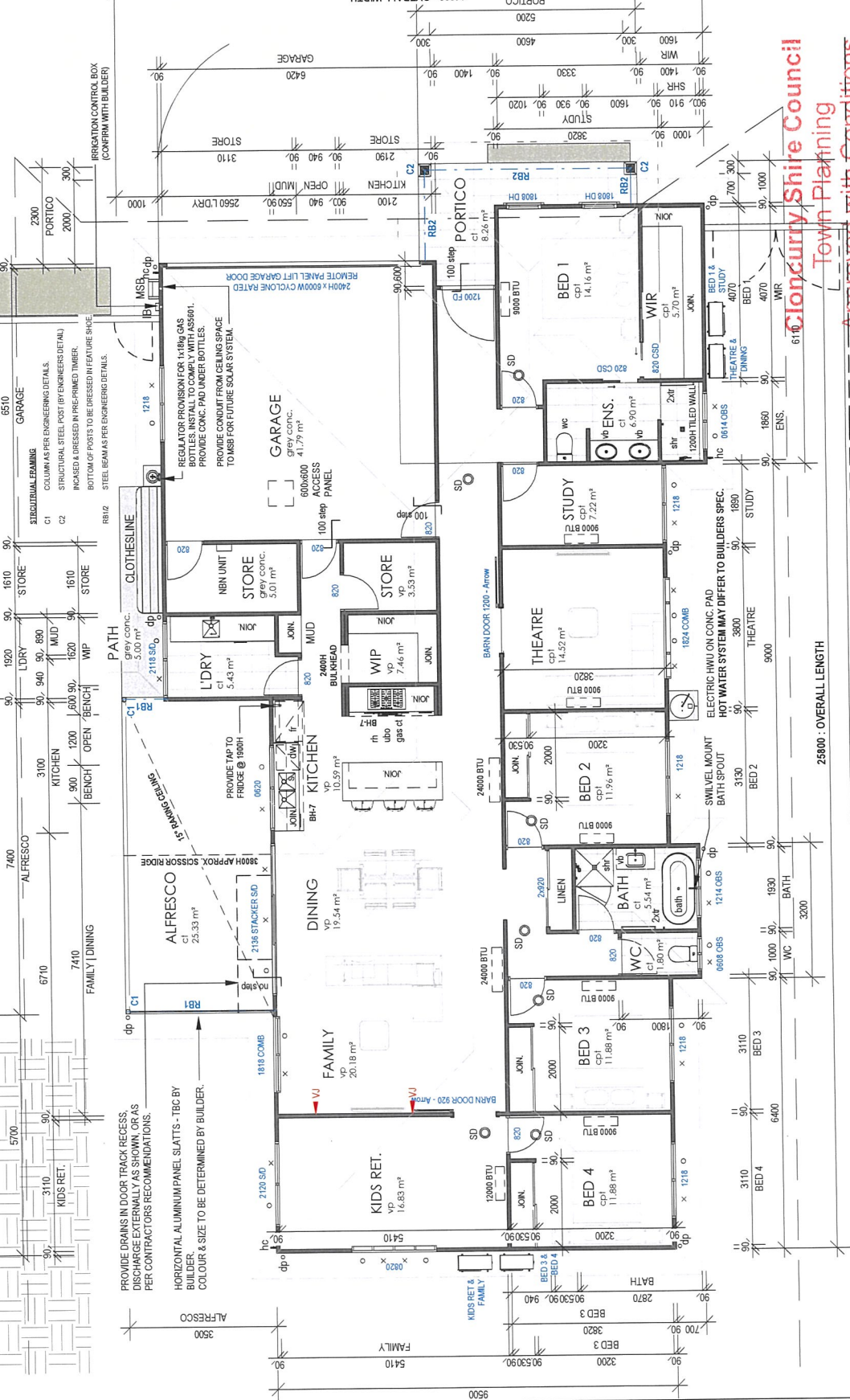
SD PHOTOELECTRIC SMOKE ALARM INTERCONNECTED & HARD-WIRED OR POWERED BY A 10 YEAR BATTERY (EXISTING DWELLING ONLY) THAT CANNOT BE REMOVED FROM THE DEVICE. COMPLY WITH AS 3786.

PROJECT ISSUE & DESCRIPTION

REV	DESCRIPTION	DATE
1	Issued for Job Test	01.06.2023
2	Issued for Client Review	24.07.2023
3	Issued for Colour & Material Approval	12.07.2023

AREAS

NAME	AREA
ALFRESCO	25.00 m ²
GARAGE	43.02 m ²
LIVING	219.03 m ²
PORTICO	8.38 m ²
Grand total	296.43 m ²



61 Cloncurry Shire Council
Town Planning

Approved Date: 19 SEP 2023

Approved with Conditions

PROJECT No: AC01
DATE: 30.06.2023
DRAWN: M.Y.
DESIGNED: M.Y.
SCALE: 1:100

TITLE: FLOOR PLAN
DRAWING No: PD02
REVISION: 3

PROPOSED NEW RESIDENCES
PROJECT LOCATION:
LOT 9 ROAD 1 (NAME TBC), CLONCURRY
CLIENT DETAILS:
ARID TO OASIS SOLUTIONS PTY LTD
TIA AUZSCOT CONSTRUCTIONS

NOTES:

- THIS DRAWING IS UNFINISHED TO OBTAIN LOCAL AUTHORITY BUILDING PERMIT.
- VERIFY ALL LEVELS (UNDERGROUND) SET POINTS TO THE COMPLETION OF ANY CONSTRUCTION OR PROGRAM OF WORK TO BE ACCORDANCE WITH ALL RELEVANT LOCAL AUTHORITY, THE NATIONAL CONSTRUCTION WITH QUERIES AND COMMENTS CODE (2020), THE BUILDING ACT 2011, CURRENT TILES AND FINISHES FOR ALL INTERIORS AND EXTERIORS.
- JOINED SCALE DRAWINGS, TRIMMED DIMENSIONS TO THE PRECEDENCE OVER SCREENED.

ABN: 25 195 692 881
DSCC: 15372999
100 WILSON ST
CLONCURRY QLD 4874
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MY Drafting Centre
Building Design & Drafting

auzscot CONSTRUCTIONS

FLOOR PLAN - LOT 9
1:100

19 SEP 2023

TP 14 / 23

PRELIMINARY DRAWING ISSUE
THIS DRAWING IS NOT FOR CONSTRUCTION. STRICTLY FOR PRELIMINARY REVIEW ONLY.

ELEVATION NOTES:
 THESE ITEMS ARE INDICATIVE ONLY.
 REFER TO THE SPECIFICATION or SECTIONS FROM THE BUILDER FOR MORE DETAILS.

WINDOWS & DOORS
 (WD)
 WINDOW/DOOR.
 PROVIDE APPROPRIATE LINTELS, JAMB STUDS & SILLS AS PER ENGINEERING / STEEL MANUFACTURERS DETAILS.
 FRAMED PROFILES
 SELECTED PROFILE AT THE BUILDER'S DISCRETION.

ROOFING
 (RF)
 COLORBOND CUSTOM ORB.
 PREFABRICATED LIGHT STEEL FRAMED TRUSSES, AS PER MANUFACTURERS DETAILS.
 PITCH: 25° UNO
 OVERHANG: 600 TYPICAL.
 GABLES: 300mm TYPICAL.

WALL EXTERIOR
 (WALL)
 LIGHT STEEL WALL FRAMING - AS PER MANUFACTURERS DETAILS.

SUGGESTED FINISHES
 CLADD
 HARDES * LINEA* WEATHERBOARD or WEATHERTEX *PRIMELOW* & 230mm *SMOOTH* HARD-PLANKING - REFER TO BUILDERS SPECIFICATION.
 REFER FLOOR PLAN FOR LOCATIONS.

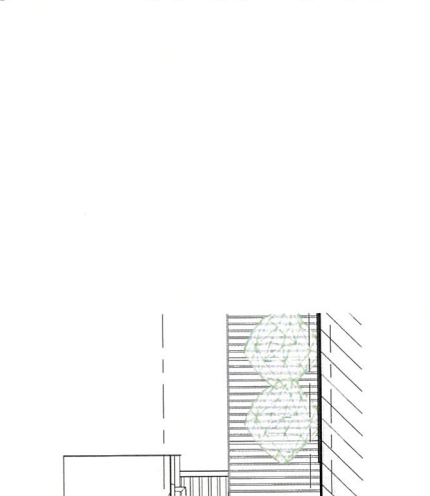
BB
 BLUEBOARD & RENDER
 or ANY SIMILAR PRODUCT TO BE USED WITH SMOOTH RENDER FINISH.

DOWNPIPES
 (DP)
 90 DIAM. PVC DOWNPIPE AS PER BUILDERS SPEC.
 300x300 SPLASHPAD PAVEMENT UNDER ALL DOWNPIPES or CONNECT TO STORMWATER LINE, AT BUILDER DISCRETION.

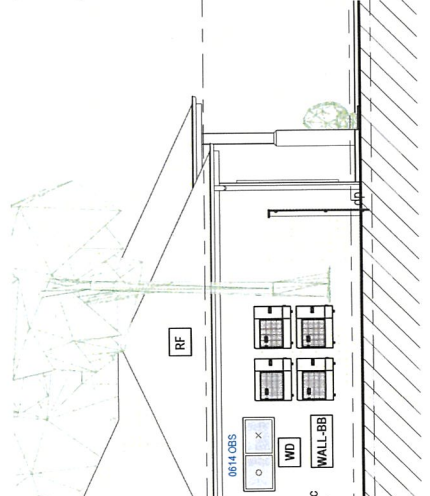
SLATTS
 (SLAT)
 HORIZONTAL ALUMINUM PANEL SLATTS - TBC BY BUILDER.
 COLOUR & SIZE TO BE DETERMINED BY BUILDER.

ABBREVIATIONS
 F.L. MAIN FLOOR LEVEL
 N.G.L. NATURAL GROUND LEVEL
 X OPENING IN WINDOW / DOOR.
 O FIXED PART IN WINDOW / DOOR.
 MSB MAIN SWITCH BOARD
 IB PRIGATION CONTROL BOX (CONFIRM WITH BUILDER)

ALL HEIGHTS TAKEN FROM MAIN FLOOR LEVEL UNO.
 THE NATURAL GROUND LEVEL IS PRESUMED TO HAVE 200-300mm FALL FROM FRONT TO BACK OF HOUSE.
 BUILDER / CONCRETE CONTRACTOR IS TO SET ABOVE HIGHEST GROUND LEVEL AFTER SITE SCRAPER or AFTER CUT AND FILL IS COMPLETED AND COMPACTED.
 KEEP ALL FLOOR EDGES TRUE TO LINE & MEASUREMENTS.
 FALL ALL EXTERNAL FLOORS TO OUTSIDE EDGES.



1 EAST ELEVATION
 1:100



2 SOUTH ELEVATION
 1:100

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 19 SEP 2023
 TP 14 / 23

REV	DESCRIPTION	DATE
1	Issued for SMT/EA	01.06.2023
2	Issued for Client Review	24.01.2023
3	Issued for Colour & Material Approval	12.07.2023

TITLE	PROJECT No.	DATE	DRAWN	DESIGNED	SCALE
ELEVATIONS	AC01	30.06.2023	M.Y	M.Y	1:100
DRAWING No.	PD03				
REVISION:	3				

PROJECT
 PROPOSED NEW RESIDENCES
 PROJECT LOCATION
 LOT 9 ROAD 1 (NAME TBC), CLONCURRY
 CLIENT DETAILS
 ARID TO OASIS SOLUTIONS PTY LTD
 TIA AUZSCOT CONSTRUCTIONS

NOTES:
 - THIS DRAWING IS ONLY INTENDED TO BE USED BY LOCAL AUTHORITY FOR PERMIT.
 - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR PRODUCTION OF SHOP DRAWINGS.
 - ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 - GREENS AND RAIL PANEL CODE (DCC) THE BUILDING CONTRACTOR SHALL OBTAIN THE DIMENSIONS FOR THE RAIL PANELS FROM THE RAIL CONTRACTOR.
 - DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 - DIMENSIONAL TOLERANCES TO FACE PRECEDENCE OVER COLOUR.

ABRN: 25 166 662 981
 QBCC: 15372994
 MOC: 5417650414
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auzscot CONSTRUCTIONS
 Building Design & Drafting

MY Drafting Centre
 Building Design & Drafting

ELEVATION NOTES:
 THESE ITEMS ARE INDICATIVE ONLY.
 REFER TO THE SPECIFICATION or SECTIONS FROM THE BUILDER FOR MORE DETAILS.

WINDOWS & DOORS
 (WD) WINDOW / DOOR
 PROVIDE APPROPRIATE LINTELS, JAMB STUDS & SILLS AS PER ENGINEERING / STEEL MANUFACTURERS DETAILS.
 FRAMED PROFILES
 SELECTED PROFILE AT THE BUILDER DISCRETION.

ROOFING
 (RF) COLORBOND CUSTOM ORB.
 PREFABRICATED LIGHT STEEL FRAMED TRUSSES, AS PER MANUFACTURERS DETAILS.
 PITCH: 25° UNO
 OVERHANG: 600 TYPICAL.
 GABLES: 300mm TYPICAL.

WALL EXTERIOR
 (WALL) LIGHT STEEL WALL FRAMING - AS PER MANUFACTURERS DETAILS.

SUGGESTED FINISHES
 CLADD HARDIES "LINEA" WEATHERBOARD or WEATHERTEX "PRIMELOK" or 230mm "SMOOTH" HARD-PLANKING - REFER TO BUILDERS SPECIFICATION.
 REFER FLOOR PLAN FOR LOCATIONS.

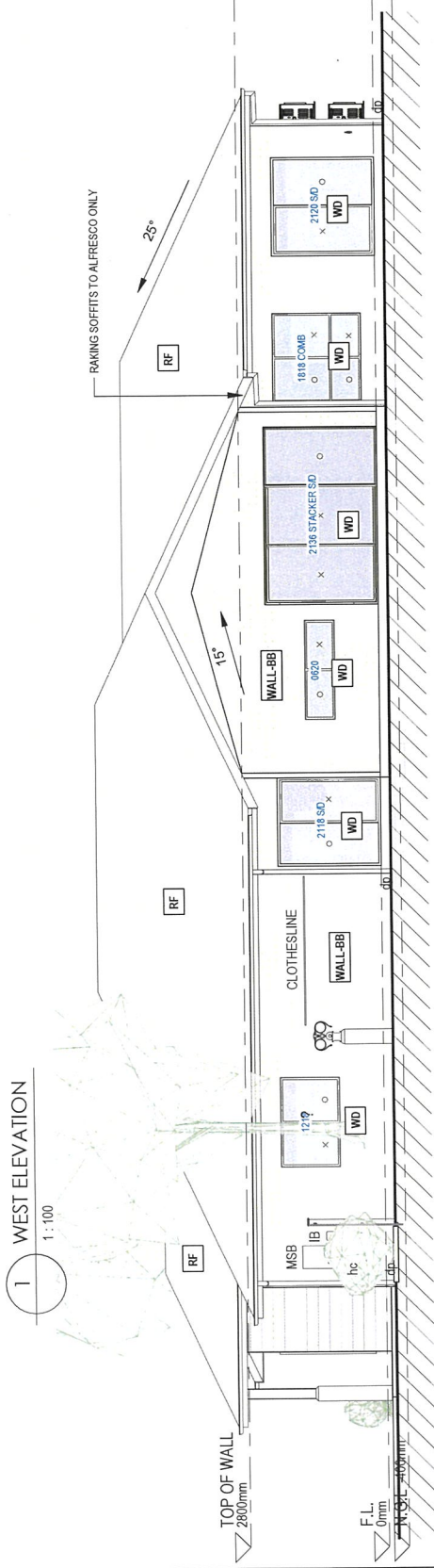
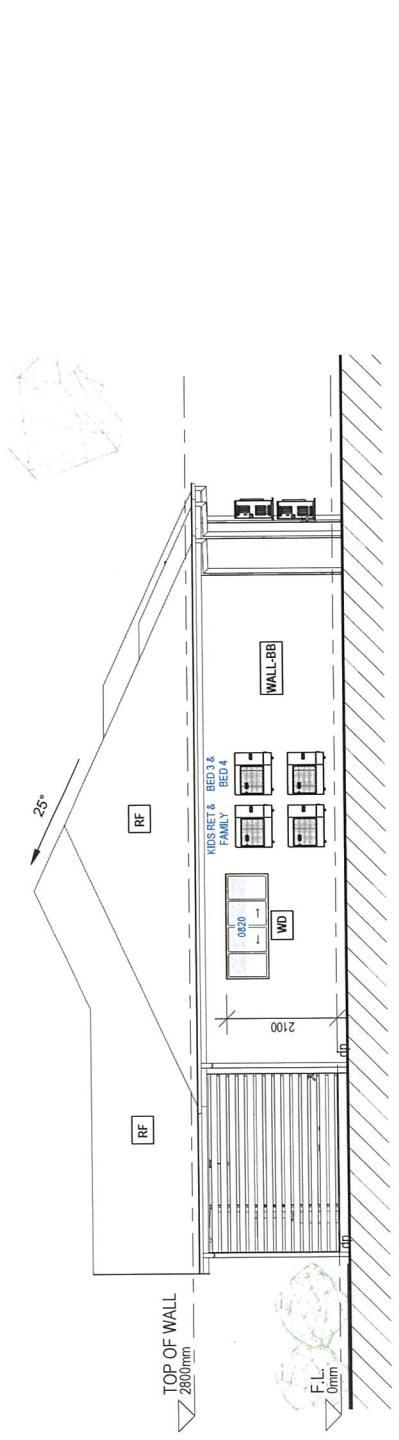
BB BLUEBOARD & RENDER
 or ANY SIMILAR PRODUCT TO BE USED WITH SMOOTH RENDER FINISH.

DOWNPIPES
 (DP) 90 DIAM. PVC DOWNPIPE OR AS PER BUILDERS SPEC.
 300x300 SPLASHPAD PAVEMENT UNDER ALL DOWNPIPES or CONNECT TO STORMWATER LINE, AT BUILDER DISCRETION.

SLATTS
 (SLAT) HORIZONTAL ALUMINIUM PANEL SLATTS - TBC BY BUILDER.
 COLOUR & SIZE TO BE DETERMINED BY BUILDER.

ABBREVIATIONS
 F.L. MAIN FLOOR LEVEL
 N.G.L. NATURAL GROUND LEVEL
 X OPENING IN WINDOW / DOOR.
 O FIXED PART IN WINDOW / DOOR.
 MSB MAIN SWITCH BOARD
 IB IRRIGATION CONTROL BOX (CONFIRM WITH BUILDER)

ALL HEIGHTS TAKEN FROM MAIN FLOOR LEVEL UNO.
 THE NATURAL GROUND LEVEL IS PRESUMED TO HAVE 200-300mm FALL FROM FRONT TO BACK OF HOUSE.
 BUILDER / CONCRETE CONTRACTOR IS TO SET ABOVE HIGHEST GROUND LEVEL AFTER SITE SCORPE or AFTER CUT AND FILL IS COMPLETED AND COMPACTED.
 KEEP ALL FLOOR EDGES TRUE TO LINE & MEASUREMENTS.
 FALL ALL EXTERNAL FLOORS TO OUTSIDE EDGES.



Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 19 SEP 2023

REV	DESCRIPTION	DATE
1	Issued for S&T	01.06.2023
2	Issued for Client Review	24.01.2023
3	Issued for Colour & Material Approval	12.07.2023

TITLE	PROJECT
ELEVATIONS	AC01
DRAWING No. PD04	DATE 30.06.2023
REVISION 3	DRAWN M.Y.
	DESIGNED M.Y.
	SCALE 1:100

PROJECT
 PROPOSED NEW RESIDENCES
 PROJECT LOCATION
 LOT 9 ROAD 1 (NAME TBC), CLONCURRY
 CLIENT DETAILS
 ARID TO OASIS SOLUTIONS PTY LTD
 T/A AUZSCOT CONSTRUCTIONS

NOTES:
 - THIS DRAWING IS ONLY INTENDED TO OBTAIN LOCAL AUTHORITY BUILDING PERMIT.
 - VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR PRODUCTION OF SHOP DRAWINGS.
 - ALL DESIGN CONSTRUCTION INFORMATION FOR THIS DRAWING IS BASED ON THE OVERSIGHT AND COMPLIANCE CODE (OCC) THE BUILDING ACT 2011, CURRENT RULES OF THE AUSTRALIAN STANDARD AS/NZS 1170.1:2009 AND THE BUILDING REGULATIONS 2006.
 - SOUPY SCALE DRAWINGS, PROPOSED DIMENSIONS TO FACE, PRECEDENCE OVER SCALED.

ABR: 25 195 652 891
 QBCC: 15372999
 MLC: M4762044
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MY Drafting Centre
 Building Design & Drafting

AUZSCOT CONSTRUCTIONS

SUSTAINABLE BUILDING REQUIREMENTS

GENERAL NOTES

CONTRACTOR TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES.

ENERGY EFFICIENT LIGHTING:
LIGHT EMITTING DIODES (LED), COMPACT FLUORESCENT LIGHTS (CFL) AND FLUORESCENT TUBES ARE TO BE USED IN 80% OF THE TOTAL AMOUNT OF LIGHT FITTINGS.

APPLIES TO NEW HOUSES, TOWNHOUSES OR UNITS (CLASS 1 & 2 BUILDINGS), AND FOR EXISTING HOUSE, TOWNHOUSE OR UNIT UNDERGOING AN ALTERATION OR EXTENSION, THE ENERGY EFFICIENT LIGHT APPLIES TO THE AREA COVERED BY THE NEW BUILDING WORK.

HOT WATER SUPPLY:
A HOT WATER SUPPLY IS PROVIDED BY:
(a) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM THAT IS ELIGIBLE TO RECEIVE.
(b) IN A BUILDING WITH 3 OR MORE BEDROOM, AT LEAST 22 RENEWABLE ENERGY CERTIFICATES (REC)
(c) IN A BUILDING WITH 1 OR 2 BEDROOMS, AT LEAST 14 RENEWABLE ENERGY CERTIFICATES
OR
(d) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING.

CEILING PENETRATIONS:
THE TOTAL NUMBER OF CEILING FANS, LIGHTING AND CEILING PENETRATIONS ARE ESSENTIAL TO COMPLY WITH RELEVANT ENERGY EFFICIENCY REQUIREMENTS.

AIR CONDITIONERS:
VERIFY AIR CONDITIONER SIZES & LOCATIONS PRIOR TO COMMENCEMENT OF WORK. ALL UNITS ARE INDICATIVE ONLY.

EXHAUST FANS:
EXHAUST FANS INSTALLED IN KITCHEN, BATHROOM, TOILET OR LAUNDRY MUST BE DUCTED TO THE OUTSIDE OR DUCTED INTO A VENTILATED ROOF SPACE.

REFER TO GENERAL NOTES PAGE IN CONJUNCTION WITH THIS PROJECT.

FEATURE/PENDANT LIGHTS
CONFIRM HEIGHT LOCATION ON ALL FEATURE/PENDANT LIGHTS WITH CLIENT ON SITE.

SPECIAL CONDITIONS
S1. THE CLIENT & MECHANICAL FITOUT AS PROVIDED IN THIS DRAWING.
IF THERE IS ANY ADDITIONAL WORK, ALTERATIONS OR UNFORESEEN FITOUT THAT IS NOT ON THESE DRAWINGS THE RESPONSIBILITY IS AT THE BUILDER / CLIENT'S EXPENSE.
S2. IF IN THE EVENT A CONTRACTOR'S ELECTRICAL PLAN IS PROVIDED FOR THIS PROJECT IT IS AT THE RESPONSIBILITY OF THE CLIENT & BUILDER TO DETERMINE IF THIS DRAWING BY MY DRAFTING CENTRE IS RELEVANT OR REQUIRED.

PROJECT INFORMATION

PROJECT No: AC01
DATE: 30.06.2023
DRAWN: MY
DESIGNED: MY
SCALE: As indicated

TITLE: ELECTRICAL PLAN
DRAWING No: PD05
REVISION: 3

PROJECT ISSUE DESCRIPTION
1 Issued for SOW ITC
2 Issued for Client Review
3 Issued for Colour & Material Approval

DATE: 01.06.2023
24.01.2023
12.07.2023

PROJECT INFORMATION

PROJECT No: AC01
DATE: 30.06.2023
DRAWN: MY
DESIGNED: MY
SCALE: As indicated

TITLE: ELECTRICAL PLAN
DRAWING No: PD05
REVISION: 3

PROJECT ISSUE DESCRIPTION
1 Issued for SOW ITC
2 Issued for Client Review
3 Issued for Colour & Material Approval

DATE: 01.06.2023
24.01.2023
12.07.2023

PROJECT INFORMATION

PROJECT No: AC01
DATE: 30.06.2023
DRAWN: MY
DESIGNED: MY
SCALE: As indicated

TITLE: ELECTRICAL PLAN
DRAWING No: PD05
REVISION: 3

PROJECT ISSUE DESCRIPTION
1 Issued for SOW ITC
2 Issued for Client Review
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DATE: 01.06.2023
24.01.2023
12.07.2023

PROJECT INFORMATION

PROJECT No: AC01
DATE: 30.06.2023
DRAWN: MY
DESIGNED: MY
SCALE: As indicated

TITLE: ELECTRICAL PLAN
DRAWING No: PD05
REVISION: 3

PROJECT ISSUE DESCRIPTION
1 Issued for SOW ITC
2 Issued for Client Review
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DATE: 01.06.2023
24.01.2023
12.07.2023

PROJECT INFORMATION

PROJECT No: AC01
DATE: 30.06.2023
DRAWN: MY
DESIGNED: MY
SCALE: As indicated

TITLE: ELECTRICAL PLAN
DRAWING No: PD05
REVISION: 3

PROJECT ISSUE DESCRIPTION
1 Issued for SOW ITC
2 Issued for Client Review
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24.01.2023
12.07.2023

PROJECT INFORMATION

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DATE: 30.06.2023
DRAWN: MY
DESIGNED: MY
SCALE: As indicated

TITLE: ELECTRICAL PLAN
DRAWING No: PD05
REVISION: 3

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
MSB	MAIN SWITCH BOARD
○	240 VOLT TYPE IC LED DOWNLIGHT
○	D - DENOTES DIMMER
○	WP - DENOTES WATERPROOF
○	SL - SILVER LOCK
○	S - DENOTES SENSOR
—	1x36 WATT ENERGY EFFICIENT LIGHT
—	2x36 WATT ENERGY EFFICIENT LIGHTS
○	SELECTED FEATURE LIGHT
○	SPOT LIGHTS - SINGLE OR DOUBLE
S -	DENOTES SENSOR
○	CABINETS LIGHTS
X	LIGHT SWITCH
2 -	DENOTES TWO WAY
4	GANG SOCKET OUTLET
○	DOUBLE SOCKET OUTLET
○	WEATHER PROOF DOUBLE SOCKET OUTLET
○	DOUBLE SOCKET OUTLET WITH DUAL USB SOCKET OUTLETS
○	SINGLE SOCKET OUTLET
○	CT - COOK TOP
○	HW - HARD WIRED
○	RH - RANGEHOOD
○	MW - MICROWAVE
○	FR - FRIDGE UNIT
○	OV - OVEN
○	WHWU - WEATHERPROOF POINT, HOT WATER UNIT.
○	BRUSH PLATE (NOMINATED HEIGHTS) INCL. PULL CORD
○	SINGLE DATA SOCKET OUTLET
○	SMOKE DETECTOR - HARD WIRED
○	EXHAUST FAN
○	1200 - 1400 CEILING FAN
○	WHITE - WHITE FAN
○	316 SUS - 316 STAINLESS STEEL FAN

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LIGHTING FIXTURE SCHEDULE

FAMILY	TYPE	COUNT
Feature Light - Wall Based	F	2
Fluorescent Ballast Light - Single	LED	3
LED Downlight	LED	53
Pendant Light	P	3

MECHANICAL EQUIPMENT SCHEDULE

FAMILY	TYPE	COUNT
9000 BTU	Cooling Only	6
12000 BTU	Cooling Only	1
24000 BTU	Cooling Only	2

* REVERSE CYCLE TO BE CONFIRMED BY CLIENT / BUILDER.

ELECTRICAL SCHEDULE

FAMILY	TYPE	COUNT
Exhaust Fan	EF	4
Light Switch	LS	2
Light Switch	LS	19
Single Socket Outlet	CT	24
Single Socket Outlet	FR-1900H	1
Single Socket Outlet	Panel Lift Door	1
Single Socket Outlet	RH	1
TV Socket Outlet	TV-1400H	4
TV Socket Outlet	TV-1800H	5

ELECTRICAL SCHEDULE

FAMILY	TYPE	COUNT
Exhaust Fan	EF	4
Light Switch	LS	2
Light Switch	LS	19
Single Socket Outlet	CT	24
Single Socket Outlet	FR-1900H	1
Single Socket Outlet	Panel Lift Door	1
Single Socket Outlet	RH	1
TV Socket Outlet	TV-1400H	4
TV Socket Outlet	TV-1800H	5

* ALL GPO's 300H UNLESS NOTED OTHERWISE

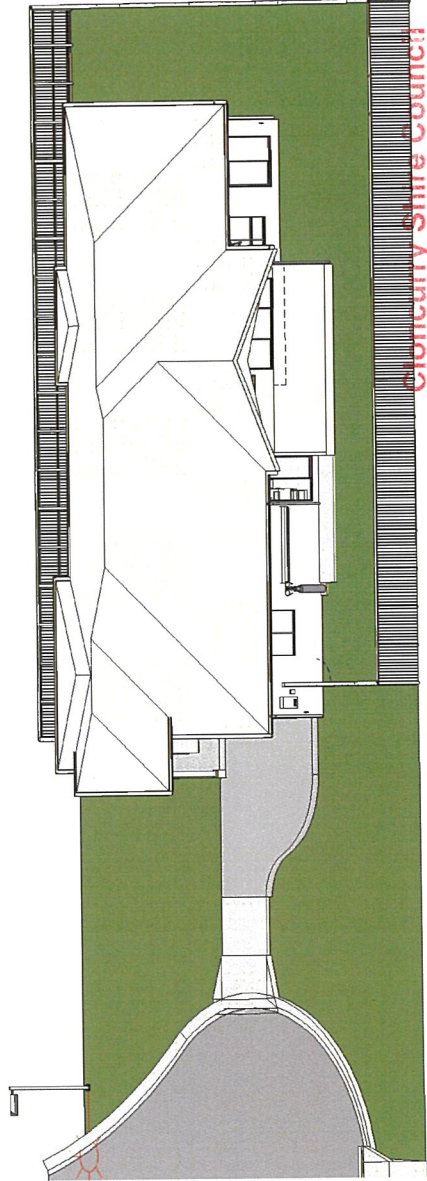
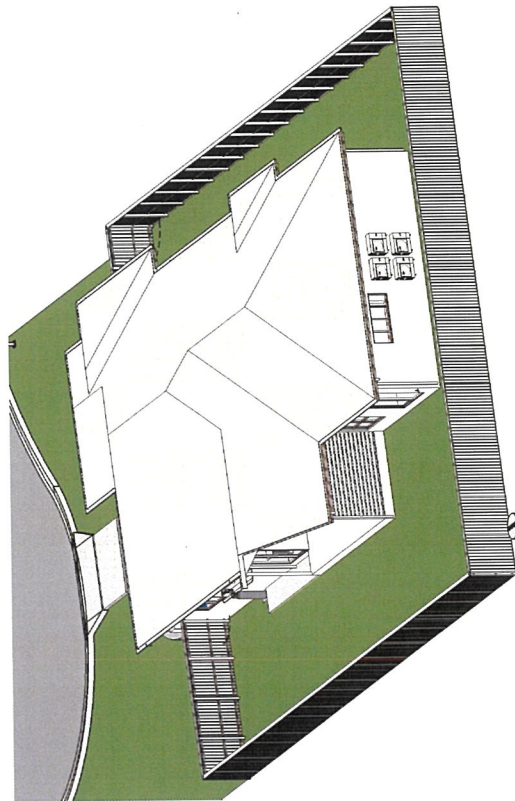
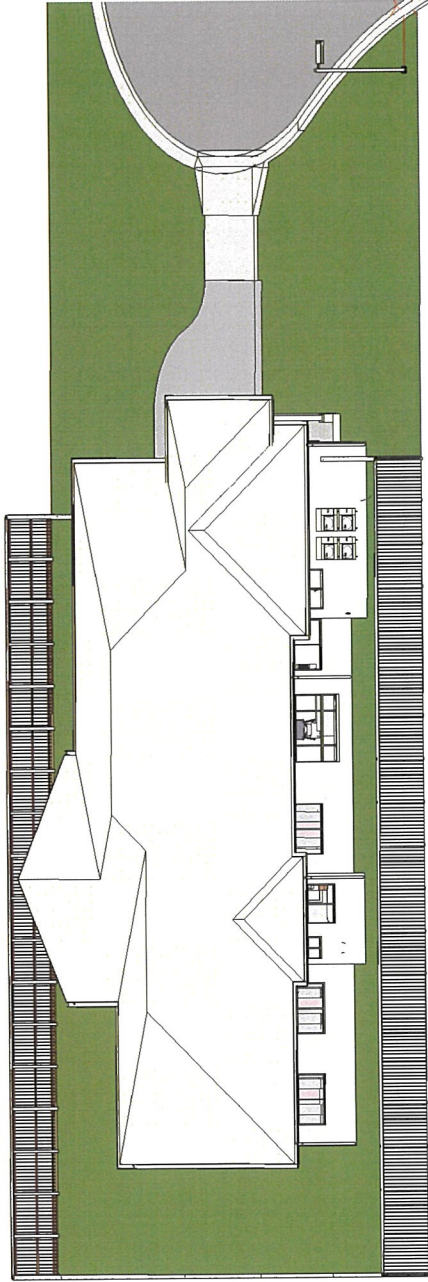
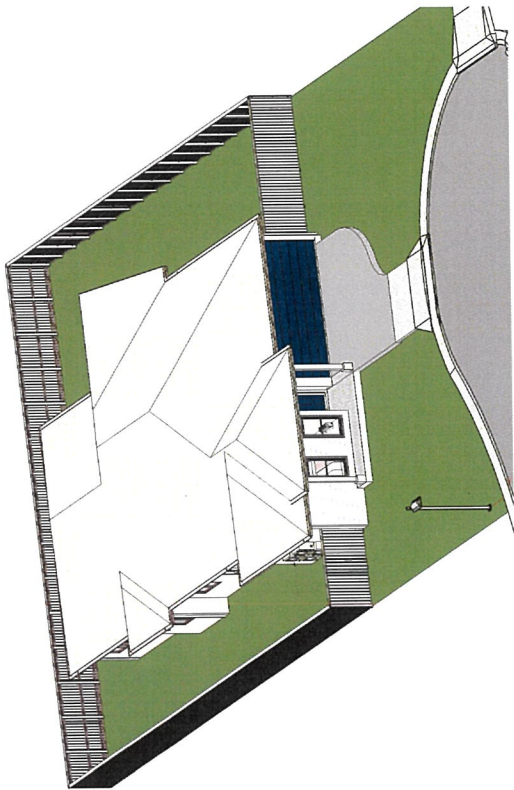
ELECTRICAL SCHEDULE

FAMILY	TYPE	COUNT
Brush Plate	300H	3
Brush Plate	1400H	3
Ceiling Fan	900	1
Ceiling Fan	1200	10
Data Socket Outlet	DS-1400H	4
Double Socket Outlet	300H	27
Double Socket Outlet	800H	1
Double Socket Outlet	1100H	3
Double Socket Outlet	1400H	4
Double Socket Outlet	1800H	4
Double Socket Outlet	DW	1
Double Socket Outlet	MW-1450H	1
Double Socket Outlet	W	3
Double Socket Outlet	WM	1
		45

ELECTRICAL SCHEDULE

FAMILY	TYPE	COUNT
Brush Plate	300H	3
Brush Plate	1400H	3
Ceiling Fan	900	

3D PERSPECTIVES NOTE
 THESE 3D PERSPECTIVES ARE FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR THE FINAL OUTCOME OF THE DESIGN OR FINISHES.



Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 19 SEP 2023
TP 14 / 23

REV	DESCRIPTION	DATE
1	Issued for Soil Test	01.06.2023
2	Issued for Client Review	24.07.2023
3	Issued for Colour & Material Approval	12.07.2023

PROJECT No	AC01	TITLE	3D PERSPECTIVES
DATE	30.06.2023	DRAWING No	PD06
DRAWN	M.Y	REVISION	3
DESIGNED	M.Y	PRELIMINARY DRAWING ISSUE	
SCALE	1:1	THIS DRAWING IS FOR EGG CONSTRUCTION ONLY. STRUCTURE FOR PRELIMINARY REVIEW ONLY.	

PROJECT
 PROPOSED NEW RESIDENCES
 PROJECT LOCATION
 LOT 9 ROAD 1 (NAME TBC), CLONCURRY
 CLIENT DETAILS
 ARID TO OASIS SOLUTIONS PTY LTD
 TIA AUZSCOT CONSTRUCTIONS

NOTES:
 - THIS DRAWING IS ONLY INTENDED TO OBTAIN LOCAL AUTHORITY BUILDING PERMIT.
 - VERIFY ALL DETAILS AND CONDITIONS OF ANY PERMITS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 - ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL RELEVANT LOCAL AUTHORITY, STATE AND NATIONAL CONSTRUCTION CODES (BACS), THE QUEENSLAND DEVELOPMENT CODE (QDC), THE BUILDING ACT 1975, CURRENT TILES AND INSULATION SPECIFICATIONS FOR MATERIALS AND PRODUCTS USED.
 - 3D PERSPECTIVE DRAWINGS, PHOTO RENDERINGS TO THIS RESIDENCE OVERSIZED.

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